096.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,400 / 797,400
					USE VALUE:	797,400 / 797,400
					ASSESSED:	797,400 / 797,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENESI-GOOD ANDREW
Owner 2:	LEWENSKY ASHLEY
Owner 3:	
Street 1:	6 HODGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY MICHAEL D & EILEEN B -
Owner 2:	-
Street 1:	6 HODGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,231 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1979, having primarily Clapboard Exterior and 2033 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6231.000	372,500		424,900	797,400
Total Card	0.143	372,500		424,900	797,400
Total Parcel	0.143	372,500		424,900	797,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.27 | /Parcel: 392.2

Legal Description

User Acct 63237

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

!7899!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,500	0	6,231.	424,900	797,400	797,400	Year End Roll	12/18/2019
2019	101	FV	307,000	0	6,231.	424,900	731,900	731,900	Year End Roll	1/3/2019
2018	101	FV	307,000	0	6,231.	364,200	671,200	671,200	Year End Roll	12/20/2017
2017	101	FV	307,000	0	6,231.	339,900	646,900	646,900	Year End Roll	1/3/2017
2016	101	FV	307,000	0	6,231.	291,300	598,300	598,300	Year End	1/4/2016
2015	101	FV	280,800	0	6,231.	261,000	541,800	541,800	Year End Roll	12/11/2014
2014	101	FV	280,800	0	6,231.	241,600	522,400	522,400	Year End Roll	12/16/2013
2013	101	FV	280,800	0	6,231.	230,300	511,100	511,100		12/13/2012

PRINT

Date	Time
12/10/20	22:30:00

LAST REV

Date	Time
10/15/19	09:04:58
mmcmakin	
7899	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY MICHAEL D	73369-384	1	9/30/2019		850,000	No	No		
KELLY BLANKENBE	64708-401		12/23/2014	Convenience		No	No		
PYYKKONEN PAUL	22336-322		8/27/1992		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Inspected	PH	Patrick H
10/8/2018	MEAS&NOTICE	CC	Chris C
10/8/2018	MEAS&NOTICE	CC	Chris C
3/21/2009	Meas/Inspect	197	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6231		Sq. Ft.	Site		0	70.	0.97	4									424,851						424,900	

Total AC/HA: 0.14304 | Total SF/SM: 6231 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,851 | Spl Credit | Total: 424,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01455235
Adj $ / SQ:	130.116
Other Features:	100500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436207
Depreciation:	63686
Depreciated Total:	372520

COMMENTS

BK; 13831 PG; 704 22 223593 643-3760.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

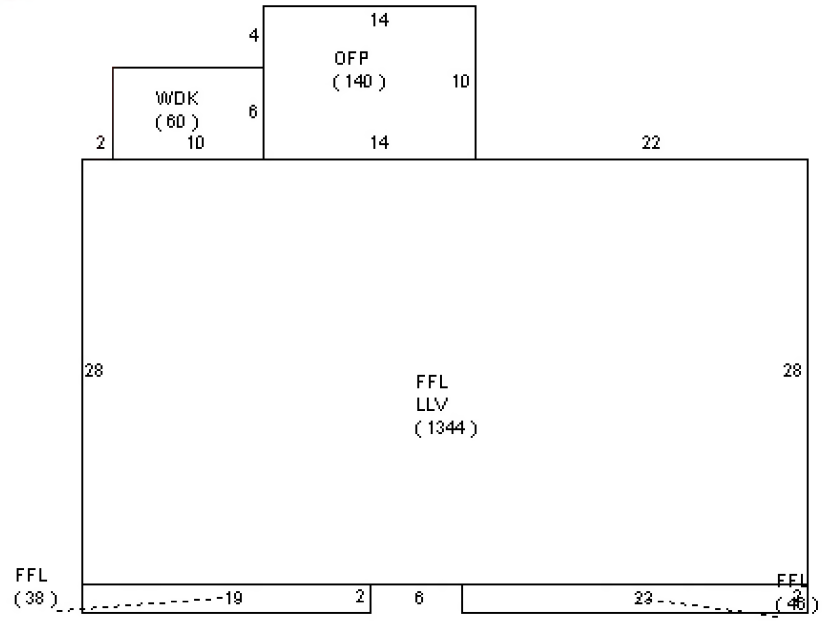
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.13
Special Features:	0	Val/Su Net:	125.34
Final Total:	372500	Val/Su SzAd	260.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,428	130.120	185,806
LLV	Lower Level	1,344	78.310	105,254
OFP	Open Porch	140	28.700	4,018
WDK	Deck	60	16.230	974
	Net Sketched Area:	2,972	Total:	296,052
Size Ad	1428	Gross Are	2972	FinArea 2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	45	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	